

BOX ACRES – PRELIMINARY PLAT

The proposed plat of Tract B of the Alexander Acres development will create four lots on this previous Tract B. These lots will feature a total of four single family residential homes on Box Acres. As such, this action is expected to generate 54 trips per day and 6 PM peak hour trips. As such, the trip generation potential for this development is well below the threshold for when a traffic impact study is required. Traffic capacities on nearby arterial roadways exceed the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated.

STREET	NO. OF LANES	EXISTING TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
Franklin Road	2	4,406	54	4,460	17,100	25.77	26.08

Box Acres is located along the north side of Franklin Road almost midway between 24th Avenue NW and 12th Avenue NW. An existing drive exists off of Franklin Road serving Lot 1, but this will be relocated to the east with a proposed public roadway serving all four lots. The relocation to the east results in improved sight distance when compared to what is available at the existing drive. Staff supports the location of the proposed public roadway intersection on Franklin Road.